



Alliance for Congregational Transformation

Influencing our Neighborhoods

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Community Agreement

*Between the Citizens of Youngstown, Ohio and Mark R. King,
Landlord and Owner of 150+ Properties*

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Updated April 17, 2019

ACTION's Housing Task Force is a group composed of residents and faith leaders from neighborhoods throughout the City of Youngstown and the Mahoning Valley who are engaged citywide campaign to address long-standing housing quality issues that negatively impact our neighborhoods. This campaign involves multiple components, one of which is holding landlords accountable for the condition of large holdings of both occupied and vacant properties.

Properties owned by landlords are capable of having a substantial negative impact on tenants and on surrounding neighborhoods if not properly maintained. The Housing Task Force has conducted research to determine the major property owners across the City. Through this research, you, Mark R. King, have been identified as the owner of over 150 properties in our neighborhoods. Multiple properties that you own in the City have active code enforcement cases where each was deemed to be in violation of the City of Youngstown's minimum standards for property maintenance. Community and neighborhood groups across the city have identified properties owned by you as problems and blighting forces on their neighborhoods. Tenants have reported multiple issues affecting their health and safety at properties they rent from you, including significant leaks, mold, peeling paint, flooding, as well as long or indefinite wait times for critical repairs.

According to public records, you owe the City of Youngstown, and thus, the people of Youngstown, over \$500,000 for unpaid fines, penalties, and water bills for neglected and/or abandoned properties that you own which have been cleaned up, boarded, and even demolished by the City of Youngstown to abate these public nuisances. Public records as of the end of 2018 show that you also owe approximately \$280,000 in delinquent real estate taxes to Mahoning County, which robs our public schools and children of critical resources that fund their education.

These conditions are illegal, unconscionable, and will not be tolerated in our neighborhoods. The purpose of this Community Agreement is to demonstrate your commitment to become a responsible property owner by mitigating the negative effects of your properties in neighborhoods throughout the City of Youngstown and paying your debts to the people of Youngstown. **In 2008, you signed a community agreement and failed to uphold its terms. Many of the terms of this agreement stem from the original agreement and must be resolved in accordance with outlined timelines to avoid further community action. You will be required to meet routinely with a group of community leaders to provide a report on the strategies outlined within.**

The following strategies are the foundation of the Community Agreement and will work to reverse the negative effects of your properties:

1. Register all unregistered rental and vacant properties that you own with the City of Youngstown as required by law by May 15, 2019. *Provide registration evidence of all properties by April 29, 2019. IB*

2. Bring the following properties that have active code cases into compliance by June 15, 2019:

- a. 43 Hanley
- b. 40 W. Auburndale
- c. 337 E. Lucius

d. 804 Sherwood IB M
e. 859 Parkview IB N

3. Demolish the following properties that you own by June 15, 2019:

- a. 3411 Firnley
- b. 27 Hilton
- c. 195 Hilton
- d. 1527 Oak
- e. 245 Pasadena
- f. 1535 Ravine
- g. 1514 Republic
- h. 573 Sherwood
- i. 124 E. Judson
- j. 67 E. Judson
- k. 127 E. Ravenwood
- l. 2320 Volney
- ~~m. 804 Sherwood~~ IB
- ~~n. 859 Parkview~~

4. *→ Provide evidence of agreement w/ City of Youngstown by April 29, 2019. IB*
Pay back your debts to the City of Youngstown (and thus the people of Youngstown) for all demolitions, code enforcement fines and delinquent water bills by December 31, 2019. Provide evidence of payments to and all agreements with the City of Youngstown to the leadership team.

5. *+ Provide evidence of property tax payment, plus w/ county treasurer by April 29, 2019. IB*
Respond to all outstanding tenant maintenance requests within 30 days of signing this agreement.

6. Respond to all outstanding tenant maintenance requests received moving forward within 30 days.

7. Cease the acquisition of property within the City of Youngstown and Mahoning County until all of the issues outlined in this agreement have been fully resolved.

8. Meet with a group of community leaders on the third Thursday of the month in June, September, and December of 2019, at 5:00pm, at Martin Luther Lutheran Church at 420 Clearmont Drive in Youngstown. At these meetings, you will provide a written, signed progress report that demonstrates the progress made on all the strategies above, including all relevant addresses where issues have been resolved, what is currently in progress, and what remains outstanding.

I, **Mark R. King**, have read and clearly understand the agreement with the community set forth in this document. I am committed to meeting the goals and timelines set forth in this document. I intend to work with the Housing Task Force and the people of Youngstown to become a good landlord and neighbor to all.

Mark R King

Mark R. King (Sign/Date)

4/17/19

Mary Kasper 4/17/19
Sharon J. Jurek
Bobby Reynolds

ACTION Housing Task Force (Sign/Date)

[Signature]

ACTION Housing Task Force (Sign/Date)